



2689-18(B)  
Pool & Pool Deck - No Perm:  
(15x30) (10'3" x 16'3")

# TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

## APPLICATION

OFFICE OF ZONING BOARD  
(845) 566-4901

DATED: 7/3/18

TO: THE ZONING BOARD OF APPEALS  
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) Ronald & Rosemarie DeGroat PRESENTLY

RESIDING AT NUMBER 19 Yeoman Rd.

TELEPHONE NUMBER 845-562-5333

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

### 1. LOCATION OF THE PROPERTY:

63-5-5 (TAX MAP DESIGNATION)

19 Yeoman Rd. (STREET ADDRESS)

R-3 (ZONING DISTRICT)

### 2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Bulk Table Sch 5 ~~Residential~~  
185-19-C-1



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3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: 6/19/18
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: \_\_\_\_\_

4. DESCRIPTION OF VARIANCE SOUGHT: side yard setback & increasing non-conformity of in front yard

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_  
**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)**

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. IF AN AREA VARIANCE IS REQUESTED:

a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

This pool replaced EXACT SAME SIZE & FOOTPRINT of previous pool, which had an approved permit (copy attached)

b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

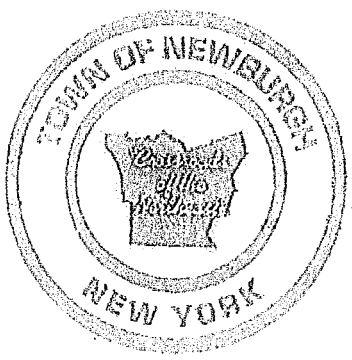
see (a) above

d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

see (a) above

e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

see (a) above



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308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

OFFICE OF ZONING BOARD  
(845) 566-4901

### 7. ADDITIONAL REASONS (IF PERTINENT):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Rosemarie D. Great*  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 6 DAY OF July 2018

JOSEPH P. PEDI  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01PE6370913  
Qualified in Orange County  
Commission Expires February 12, 2022

*Joseph P. PEDI*  
\_\_\_\_\_  
NOTARY PUBLIC

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.  
**(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).**

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
Ronald & Rosemarie DeGroot				
Address:		E-Mail:		
19 Yeoman Rd				
City/PO:	State:	Zip Code:		
Newburgh	NY	12550		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
Area Variance				
3.a. Total acreage of the site of the proposed action?		_____ acres		
b. Total acreage to be physically disturbed?		_____ acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

5. Is the proposed action,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES	
		<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: *[Signature]* Date: 7/3/18  
 Signature: Rosemarie DeGroot

Agency Use Only [If applicable]

Project:

Date:

*Short Environmental Assessment Form*  
*Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>



Agency Use Only [If applicable]

Project:

Date:

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



# TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801  
FAX LINE 845-564-7802

# 2689-18 (B)

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 06/19/2018

Application No. 18-0498

*rosemerie*  
To: Ronald Degroat  
19 Yeoman Rd  
Newburgh, NY 12550


SBL: 63-5-5  
ADDRESS: 19 Yeoman Rd

ZONE: R3

PLEASE TAKE NOTICE that your application dated 05/25/2018 for permit to keep a 15' x 30' above ground pool with a 10'-3" x 16'-3" deck attached to the side of the dwelling on the premises located at 19 Yeoman Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) Bulk table schedule 5 Requires a side yard setback of 15' minimum.
- 2) 185-19-C-1 Shall not increase the degree of non-conformity. (front yard setback)

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

**OWNER INFORMATION**

**BUILT WITH OUT A PERMIT**

**YES** /  **NO**

NAME: Ronald Degroat Building Application # 18-0498

ADDRESS: 19 Yeoman Rd

**PROJECT INFORMATION:**

**AREA VARIANCE**

**USE VARIANCE**

TYPE OF STRUCTURE: 15' x 30' pool w/ 10'-3" x 16'-3" deck

SBL: 63-5-5 ZONE: R-3 ZBA Application # 2689-18(13)

TOWN WATER:  **YES** /  **NO**

TOWN SEWER:  **YES** /  **NO**

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
SETBACK					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	40'	37.3'	Increasing the degree of non-conformity		
REAR YARD					
SIDE YARD	15'	12.4'		2.6'	17.33%
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1  **YES** /  **NO**  
 2 OR MORE FRONT YARDS FOR THIS PROPERTY  **YES** /  **NO**  
 CORNER LOT - 185-17-A  **YES** /  **NO**

**ACCESSORY STRUCTURE:**

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4  **YES** /  **NO**  
 FRONT YARD - 185-15-A  **YES** /  **NO**  
 STORAGE OF MORE THEN 4 VEHICLES  **YES** /  **NO**  
 HEIGHT MAX. 15 FEET - 185-15-A-1  **YES** /  **NO**  
 10% MAXIMUM YARD COVERAGE - 185-15-A-3  **YES** /  **NO**

NOTES: 3 front yards / Archery / Little John / Yeoman

**VARIANCE(S) REQUIRED:**

- 1 Bulk table schedule 5 Requires a side yard setback of 15' minimum.
- 2 185-19-C-1 Shall not increase the degree of non-conformity. (40' minimum front yard setback)
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

REVIEWED BY: Joseph Mattina DATE: 19-Jun-18

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

Gayle M. Ardizzone  
19 Marjoleen Dr  
Randolph, NJ 07869  
TO  
Ronald & Rosemarie DeGroat  
19 Yeoman Rd.  
Newburgh, NY 12550

SECTION 63 BLOCK 5 LOT 5

RECORD AND RETURN TO:  
(Name and Address)

Ronald & Rosemarie DeGroat  
19 Yeoman Rd.  
Newburgh, NY 12550

THIS IS PAGE ONE OF THE RECORDING  
ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED  MORTGAGE  SATISFACTION  ASSIGNMENT  OTHER

PROPERTY LOCATION

- \_\_\_ 2089 BLOOMING GROVE (TN)
- \_\_\_ 2001 WASHINGTONVILLE (VLG)
- \_\_\_ 2289 CHESTER (TN)
- \_\_\_ 2201 CHESTER (VLG)
- \_\_\_ 2489 CORNWALL (TN)
- \_\_\_ 2401 CORNWALL (VLG)
- \_\_\_ 2600 CRAWFORD (TN)
- \_\_\_ 2800 DEERPARK (TN)
- \_\_\_ 3089 GOSHEN (TN)
- \_\_\_ 3001 GOSHEN (VLG)
- \_\_\_ 3003 FLORIDA (VLG)
- \_\_\_ 3005 CHESTER (VLG)
- \_\_\_ 3200 GREENVILLE (TN)
- \_\_\_ 3489 HAMPTONBURGH (TN)
- \_\_\_ 3401 MAYBROOK (VLG)
- \_\_\_ 3689 HIGHLANDS (TN)
- \_\_\_ 3601 HIGHLAND FALLS (VLG)
- \_\_\_ 3889 MINISINK (TN)
- \_\_\_ 3801 UNIONVILLE (VLG)
- \_\_\_ 4089 MONROE (TN)
- \_\_\_ 4001 MONROE (VLG)
- \_\_\_ 4003 HARRIMAN (VLG)
- \_\_\_ 4005 KIRYAS JOEL (VLG)
- \_\_\_ 4289 MONTGOMERY (TN)
- \_\_\_ 4201 MAYBROOK (VLG)
- \_\_\_ 4203 MONTGOMERY (VLG)
- \_\_\_ 4205 WALDEN (VLG)
- \_\_\_ 4489 MOUNT HOPE (TN)
- \_\_\_ 4401 OTISVILLE (VLG)
- \_\_\_ 4600 NEWBURGH (TN)
- \_\_\_ 4800 NEW WINDSOR (TN)
- \_\_\_ 5089 TUXEDO (TN)
- \_\_\_ 5001 TUXEDO PARK (VLG)
- \_\_\_ 5200 WALLKILL (TN)
- \_\_\_ 5489 WARWICK (TN)
- \_\_\_ 5401 FLORIDA (VLG)
- \_\_\_ 5403 GREENWOOD LAKE (VLG)
- \_\_\_ 5405 WARWICK (VLG)
- \_\_\_ 5600 WAWAYANDA (TN)
- \_\_\_ 5889 WOODBURY (TN)
- \_\_\_ 5801 HARRIMAN (VLG)
- \_\_\_ 0900 MIDDLETOWN
- \_\_\_ 1100 NEWBURGH
- \_\_\_ 1300 PORT JERVIS
- \_\_\_ 9999 HOLD

NO. PAGES 3 CROSS REF \_\_\_\_\_  
CERT. COPY \_\_\_\_\_ ADD'L X-REF \_\_\_\_\_  
MAP # \_\_\_\_\_ PGS. \_\_\_\_\_

PAYMENT TYPE: CHECK   
CASH   
CHARGE \_\_\_\_\_  
NO FEE \_\_\_\_\_

CONSIDERATION \$ 120,000  
TAX EXEMPT \_\_\_\_\_

MORTGAGE AMT \$ \_\_\_\_\_  
DATE \_\_\_\_\_

MORTGAGE TAX TYPE:

- \_\_\_ (A) COMMERCIAL/FULL 1%
- \_\_\_ (B) 1 OR 2 FAMILY
- \_\_\_ (C) UNDER \$10,000
- \_\_\_ (E) EXEMPT
- \_\_\_ (F) 3 TO 6 UNITS
- \_\_\_ (I) NAT. PERSON/CR. UNION
- \_\_\_ (J) NAT. PER-CR. UN/1 OR 2
- \_\_\_ (K) CONDO

CITIES

RECEIVED FROM: R. DeGroat

*Donna L. Benson*  
DONNA L. BENSON  
Orange County Clerk

LIBER 5063 PG 220

*new original*  
*7/9/18*  
*[Signature]*

STATE OF NEW YORK (COUNTY OF ORANGE) SS:  
ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE  
SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO  
HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH  
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE  
ON 5/20/99 AND THE SAME IS A CORRECT  
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE  
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.  
*7/9/18*  
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,  
ORANGE COUNTY

LIBER 5063 PAGE 220

ORANGE COUNTY CLERKS OFFICE 28726 MRL  
RECORDED/FILED 05/20/1999 11:14:47 AM  
FEES 44.00 EDUCATION FUND 5.00  
SERIAL NUMBER: 008754  
DEED CNTL NO 57053 RE TAX 480.00

Standard N.Y. S.T.U. Form 8002

Bargain and Sale Deed with Covenant against Grantor's Acts (Individual or Corporation) (Single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made this 19th day of May, nineteen hundred and ninety nine

BETWEEN GAYLE M. ARDIZZONE, of 19 Marjaleen Drive, Randolph, New Jersey 07869

party of the first part, and RONALD DeGROAT and ROSEMARIE DeGROAT, his wife, of 19 Yeoman Road, Newburgh, New York 12550

party of the second part,

WITNESSETH, that the part of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York more particularly bounded and described as follows:

BEGINNING at a point in the northerly line of Yeoman Road distant 400 feet easterly along the northerly line of Yeoman Road from the corner formed by the intersection of the said northerly line of Yeoman Road with the easterly line of Nottingham Road as laid out on "Subdivision of Land - Sherwood Forest - Town of Newburgh, Orange County, N.Y." made by L.R. Talbot dated September 1, 1956 and filed in the Orange County Clerk's Office on November 16, 1956, being the southeasterly corner of Lot #10 as laid out on said Map and running thence North 80 degrees 30 minutes east along the northerly line of Yeoman Road 126.17 feet to the corner formed by the intersection of said northerly line of Yeoman Road with the westerly line of Little John Lane running thence along the westerly line of said Little John Lane North 5 degrees 13 minutes 30 seconds West 106.84 feet to the corner formed by the intersection of said westerly line of Little John Lane with the southerly line of Archery Road, thence North 81 degrees 03 minutes West along the said southerly line of Archery Road 141.40 feet to the northeast corner of the aforementioned Lot #10, thence South 9 degrees 30 minutes East 151.29 feet to the northerly line of Yeoman Road at the point or place of beginning.

SUBJECT to the right of the Town of Newburgh to maintain a drainage ditch in or along the southeast corner of the above described lot and the culvert installed across Little John Lane from a point north of said corner; also subject to such rights of public utilities companies to maintain telephone and electric lines as may appear of record.

BEING the same premises conveyed by Nelson L. De Groat and Clara M. De Groat, husband and wife, to Gayle M. Ardizzone by deed dated March 1, 1996, and recorded in the Orange County Clerk's Office in Liber 4351 at Page 44

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

*[Signature]*

*[Signature]*  
GAYLE M. ARDIZZONE, Grantor

STATE OF NEW JERSEY, COUNTY OF MORRIS

ss:

On the 19th day of May, 1999, before me  
GAYLE M. ARDIZZONE

to me known to be the individual described in and who  
executed the foregoing instrument, and acknowledged that  
she executed the same.

**ALICE BARTHOLOMEW**  
A Notary Public of New Jersey  
My Commission Expires 7/17/2000

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me

personally came  
to me known, who, being by me duly sworn, did depose and  
say that he resides at No.

that he is the  
of

the corporation described  
in and which executed the foregoing instrument; that he  
knows the seal of said corporation; that the seal affixed to  
said instrument is such corporate seal; that it was so  
affixed by order of the board of directors of said corporation  
and that he signed his name thereto by like order.

*Bargain and Sale Deed*  
WITH COVENANT AGAINST GRANTOR'S ACTS  
TITLE NO.

GAYLE M. ARDIZZONE

TO

RONALD DeGROAT and ROSEMARIE DeGROAT,  
his wife

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by  
First American Title Insurance  
Company of New York

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19, before me

to me known to be the individual described in and who  
executed the foregoing instrument, and acknowledged that  
executed the same.

STATE OF NEW YORK, COUNTY OF MORRIS ss:

On the 19th day of May 1999, before me  
personally came Deirdre R. Wheatley  
the subscribing witness to the foregoing instrument, with  
whom I am personally acquainted, who, being by me duly  
sworn, did depose and say that she resides at No. 51  
DE WITTE CONVENT STATION, NJ  
that she knows Gayle Ardizzone

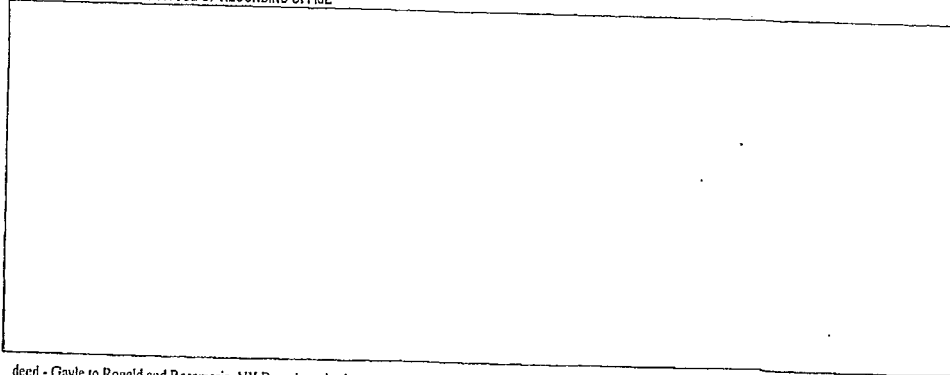
to be the individual  
described in and who executed the foregoing instrument;  
that she, said subscribing witness, was present and saw  
me execute the same; and that she, said witness,  
at the same time subscribed her name as witness thereto.

**ALICE BARTHOLOMEW**  
A Notary Public of New Jersey  
My Commission Expires 7/17/2000

SECTION 63  
BLOCK 5  
LOT 5  
COUNTY OR TOWN Orange

Fein, Such, Kahn & Shepard, P.C.  
7 Century Drive, Suite 201  
Parsippany, NJ 07054  
Attn: Deirdre R. Wheatley, Esq.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



deed - Gayle to Ronald and Rosemarie, NY Bargain and sale

LIBER 5063 PG 222

NYS Route 300

SECTION 60

DEGROAT  
19 YEOMAN RD  
(63-5-5)



SECTION 60

SECTION 68

SECTION 65